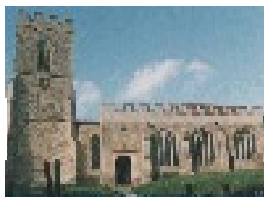


Loughton Residents' Association



Mr S Kirkman
Chairman
Loughton Residents' Association
2a Church Lane
Loughton
Milton Keynes

Planning Inspectorate
3/15 Eagle Wing
Temple Quay House
Temple Quay
Bristol BS1 6PN

20th July 2009

Your reference APP/Y0435/A/09/2106380/NWF

Dear Sir

Re: Planning Application Appeal (Land between Pitcher Lane and School Lane Loughton)

We understand that the Secretary Of State is conducting the above appeal and we wish to advise that the Loughton Residents Association is in complete agreement with the Milton Keynes Council and its reasons for refusing the planning application.

The Loughton Residents Association has consistently outlined its concerns within written representations to the Council following a number of amended drawings by the applicant. These are as follows :-

- This area is an integral part of the local protected conservation area which the Loughton Residents' Association is extremely determined to retain in its present character.
- It will visually impair views to the village and to the church and other listed buildings.
- It will have a detrimental effect on the setting and of the surrounding listed buildings and the general character and appearance of the conservation area.
- The development will destroy the habitat on this green space. This habitat includes a number of trees and shrubs and is home to many forms of wildlife.
- The access proposal from Weldon Rise will threaten the roots of a protected ash tree.
- Access to this site is not efficient and there is already evidence of damage to road infrastructure within the narrow roads of the village. There are safety concerns that become evident from heavy construction traffic within established residential areas of Loughton.
- The properties are too large for the size of plot allocated and will not sit well in the landscape.
- From the plans as seen, there does not appear to be safe access to and from the development by emergency services, refuse and delivery vehicles.

None of these concerns have been addressed.

We are also disappointed that the applicant has not attempted to have any dialogue on this matter with the residents of Loughton. We would welcome collaboration with the applicant in an attempt to reach an amicable solution more sympathetic to the Loughton conservation area and safe for its residents.

Yours sincerely

Simon Kirkman
Chairman
For and on behalf of Loughton Residents' Association